



**FARMERS
BRANCH**

ORDINANCE NO. 1487

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN AUTO/TRUCK LEASING FACILITY WITH USED CAR SALES OF TRADE-IN VEHICLES AND VEHICLES OBTAINED THRU EXPIRATION OF THE TERM OF LEASE, ONLY; MAINTENCE AND STORAGE OF VEHICLES ASSOCIATED WITH LEASING ONLY AND WITH THE CONDITIONS THAT LEASE TRUCKS ARE NOT TO EXCEED 1 TON CAPACITY IN THE PD-22 (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for an Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity in the PD-22 (LI) zoning district.

SECTION 2. That the Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity shall be located as follows : 2241 Valwood Parkway in the PD-22 zoning district.

SECTION 3. That the Facility shall be operated in accordance with the Information shown on Exhibit "A", and that Ten (10) parking space be screened from public view and the screening to be approved by the City Staff.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for an Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity in the PD-22 zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

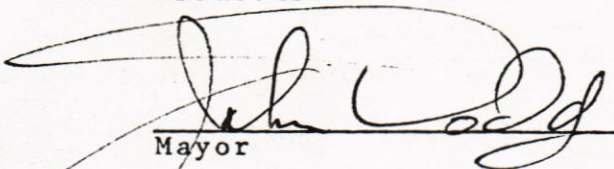
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

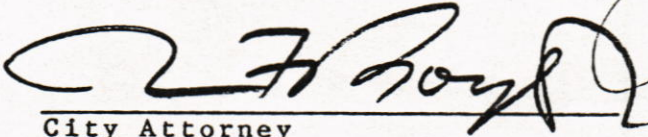
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 20 day of February 1984.

APPROVED:



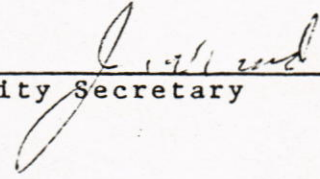
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

Robert & Christine Copp
1810 Clear Creek Lane
Carrollton, TX 75007
214/492-0238

January 13, 1984

City of Farmers Branch
Attn: Larry Hurtt
13000 William Dodson
Farmers Branch, TX 75234

Re: 2241 Valwood Parkway
Farmers Branch, TX

Gentlemen:

This letter is being written in conjunction with a Specific Use Permit filed with the City of Farmers Branch on January 13, 1984, and will explain precisely the type of operation we intend to conduct, should the permit be granted.

The main purpose of this business will be to lease vehicles (automobiles and small trucks) to individuals as well as small businesses. The following is a description of the various activities in which we will participate:

- We are lease brokers which means that the vehicles being leased are purchased from dealerships (mainly within the metroplex). Because it is a broker situation, we will not be carrying an inventory of vehicles. It is possible, however, that the vehicles we acquire will be parked at the location for a maximum of five days. This interim period represents the time that elapses between purchase of the vehicle and when it actually delivered to the client.
- In most cases a trade-in of some sort will accompany the new lease. Since the nature of the automobile leasing business requires an individual or business to have stronger credit to lease than purchase, the caliber of our clients is more on a "professional" business level. The majority of the clients will trade-in a current model (2 - 4 year old) vehicle for the new lease, versus trading a vehicle that is in extremely ill repair.

If the trade-in is not one that we are interested in reselling to an independent used car dealer or an individual, it will immediately be taken to an auto auction. If we choose to keep the vehicle for resale, there will be a certain amount of maintenance that will take place to make that vehicle ready for resale. We intend to utilize the warehouse space of this building for this reconditioning which will include tune up, cleaning and polishing, and any other small items such as belts, air conditioning, upholstery repair, etc. We will not be conducting heavy maintenance such as engine overhaul, transmission repair, body repairs, etc. Any heavy maintenance will be sent to an automotive repair facility that specializes in this type of service.

- continued -

EXHIBIT "A"
LETTER

(1A)

City of Farmers Branch
From: Robert and Christine Copp
Specific Use Permit filed January 13, 1984
Page two

- Fleet management will also be conducted. This is primarily a consulting situation to advise clients of when it is time for maintenance, trade in, fluxuations in automobile trends, etc. Since we will be advising maintenance, small repairs will be handled in-house, and those requiring heavy maintenance will be sent to an independent automotive repair facility.

The vehicles that are taken in on trade and those awaiting delivery will be parked in the parking lot adjoining the building. We anticipate this being a maximum of 10 vehicles at any given time. Absolutely no maintenance, equipment for maintenance, parts, or anything of this nature will be in open view of the public as all activities will be conducted and stored in the warehouse area. The lot and inside facility will be impeccable and in keeping with the high standards that currently exist at that location. We feel that our image and credibility is as much at stake as that of the landlord or the City of Farmers Branch. At no time will we exceed the number of spaces provided for parking to interfere with that of our landlord and neighbor.

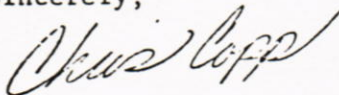
Business hours will be from 9:00 a.m. until 6:00 p.m., Monday through Friday, with an occasional Saturday.

We will begin our business with three employees and add staff (sales, clerical, and repair personnel) on an as needed basis. Considering the space being leased and our forecast for the next several years, we do not anticipate our employees to grow in number past ten.

We are extremely interested in the proposed site because it is in the Farmers Branch/Carrollton area, which is the geographic target for our marketing strategy. Also, it is accessible from I35 and fulfills our space requirements very nicely. If this permit is granted you will find our business to be an asset to the community. Our activities will always be conducted in a professional and ethical manner that comply with your standards, as well as those of the landlord.

We are looking forward to our meeting on February 13, 1984.

Sincerely,



M. Christine Copp

encls: Floor plan and diagram of parking lot

cc: David Blair, Landlord
Sandra Parkison, Attorney at Law